

Approved

City of York Planning Commission May 24, 2021 Minutes

Members present:

Chairperson Wendy Duda
Matt Hickey
Maria Duncan
Charles Brewer
Ron Parrish
Arthur Lowry

Members absent:

Francine Mills

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
City Manager Duncan
(see sign-in sheet)

Chairperson Wendy Duda called the meeting to order at 6:00 pm.

The first item of business was approval of the draft Minutes from the April 26, 2021 meeting.

Upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously approved the draft Minutes as submitted.

For the second item of business, Chairperson Duda opened the floor for comments from the public on agenda items.

Numerous people spoke regarding the upcoming Spring Lakes project near Springlake Country Club. Public concerns expressed included excessive housing density, incompatibility of the project with surrounding community, lots were too small, buffers to surrounding properties, etc. Public comments were received regarding the beneficial aspects of the project including the need for higher-end development, smaller lots for low maintenance, etc.

The third item of business was a preliminary plat submittal for the Monterey Park project at the intersection of Hunter Street and South Pacific Avenue.

Planning Director Breakfield indicated the following regarding the application:

1. Previously, the BZA approved a conceptual site plan for this project. Based on the conceptual site plan approval, the applicant has now prepared and submitted the provided preliminary drawings for the project.

2. City staff has reviewed and found the subject drawings substantially compliant with the approved conceptual drawings with the exception of the following:
 - The requirements of the York Fire Department have not been addressed.
 - Pertinent approvals from SCDOT and SCDHEC must be obtained and submitted to the City.
 - Add landscaping/ buffering as noted in previous correspondence.
 - Verify that the phasing plan will occur in a way that maintains compliance with City, etc. requirements.
 - Provide detailed information regarding tot lot amenities as well as the installation timing for amenities including tot lot, walking trails, trail head signage, etc.
3. This evening, the applicant will provide information regarding the amenities as well as the proposed timing of installation of such amenities.
4. Once the Commission feels comfortable with the information related to such amenities, City staff recommended that the preliminary plat submittal be conditionally approved based on the above-referenced issues being handled by City staff.

Upon a Motion by Charles Brewer, seconded by Arthur Lowry, the Commission unanimously conditionally approved the preliminary plat submittal based on the above-referenced issues being handled by City staff..

The fourth item of business was a special exception application for the office building addition for the York Housing Authority located at 221 California Street.

Planning Director Breakfield indicated the following regarding the application:

1. The York Housing Authority desired to construct an addition to its office building at 221 California Street.
2. The property is located in a R5 – Multifamily Residential Zoning District; as such, an office (or an addition to the office) associated with and apartment complex is allowed subject to special exception review by the Board of Zoning Appeals after a recommendation by the Planning Commission.
3. The application and supporting documentation for the project were provided in the meeting packet.
4. As with any such special exception application, the Planning Commission must review the application and make a recommendation to the BZA. The BZA will the conduct a public hearing on the matter and make a final decision.

5. The criteria for reviewing the application are as follows:
 - The proposed design and location of the particular development.
 - The possible traffic-generating characteristics of the proposed development.
 - The effects of the proposed development on the present or intended character of the area in which it is proposed for location.
 - The availability of utilities, facilities and services.
6. It is my understanding that the project is proposed and designed to better enable services to be delivered by the York Housing Authority.
7. Jenny Hammond was present to represent the York Housing Authority and was available for questions.

Upon a Motion by Arthur Lowry, seconded by Charles Brewer, the Commission unanimously recommended approval of the special exception application as submitted.

The following items were discussed with no action taken:

- **Upcoming rezoning /special exception applications for Spring Lakes project**

The Planning Commission received a presentation regarding the upcoming project from Brandon Pridemore with R. Joe Harris & Associates. It was noted that the application was not official at this point but would be in the near future.

The Commission received the presentation and asked questions of Mr. Brandon Pridemore. The Commission expressed its thoughts on the project; overall, Commission members indicated a desire to see a higher-end project (approximately \$350,000-\$450,000 homes) that would fit seamlessly in the existing community with enhanced architectural, walkability, open space and amenity, etc. provisions.

- **Upcoming annexation/rezoning/special exception applications for residential subdivision on York Highway near Park Place Road**

Planning Director Breakfield indicated that, before submitting an official application, the applicant wanted to have an informal discussion with the Planning Commission about the number of required public entrances onto York Highway from the project. After an initial review of the issue by City staff, the City's zoning ordinance required that any residential project of this type that has frontage of at least 300 feet on a major highway must provide at least two (2) independent, street entrances for the development. The applicant has indicated that SCDOT may have conflicting requirements that allow only one (1) public entrance with a separate emergency-access entrance. The City would typically desire two (2) independent, public entrances. The applicant would like to receive preliminary feedback from the Commission before proceeding further with the project.

After discussion and by affirmation, the Commission indicated a desire to have at least two (2) independent, public street entrances for the development.

- **Continued discussion of rental housing inspection program concept**

Planning Director Breakfield stated that the 2019 Comprehensive Plan indicates the following on this topic:

- The Comprehensive Plan listed the creation and implementation of a rental housing inspection program as important objectives.
- Rental housing accounted for more than one-half of the City's overall housing inventory.
- An inordinate percentage of the City's rental housing inventory is sub-standard.
- Improving the overall quality of the City's rental housing inventory will improve the quality of life for a significant number of City residents.

After discussion, it was determined that the subject would be further discussed at a subsequent meeting

There being no further business, the meeting was adjourned at 8:55 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

cc: File – Planning Commission 5/24/2021
Seth Duncan, City Manager